



**AGENDA
PLANNING & ZONING COMMISSION
TUESDAY, JULY 12, 2016**

The Planning and Zoning Commission will convene into a Work Session at 6:15 p.m. in the in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

- i. Call to Order.
- ii. Discuss items on the regular agenda.
- iii. Adjourn.

The Planning and Zoning Commission will convene into a Regular Meeting at the conclusion of the Work Session in the City Hall Conference Room at the Municipal Center, 4000 Main Street, Rowlett, at which time the following items will be considered:

A. CALL TO ORDER

1. Update Report from Staff.

B. CONSENT AGENDA

1. Consider action to approve the minutes of the Planning and Zoning Commission meeting on June 28, 2016.
2. Consider and take action on a Preliminary Plat for the Manors on Miller, located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas (Case Number PP132-2016).
3. Consider and take action on a Preliminary Plat for the Emerald Spring Estates, located SEQ Miller Road & President George Bush Highway further described as 3.639 +/- acres of land located in the O.V. Ledbetter Survey, Abstract No.790, City of Rowlett, Dallas County, Texas (Case Number PP122-2016).

C. ADJOURNMENT

NOTE: THE PLANNING AND ZONING COMMISSION MAY RETIRE AND CONVENE INTO EXECUTIVE, CLOSED SESSION ON ANY MATTER RELATED TO ANY OF THE ABOVE AGENDA ITEMS FOR THE PURPOSES OF PRIVATE CONSULTATION WITH THE CITY ATTORNEY UNDER SECTION 551.071 OF THE TEXAS GOVERNMENT CODE.

NOTE: THE CITY OF ROWLETT MEETING ROOMS ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT FOR FURTHER INFORMATION.

A handwritten signature in black ink, appearing to read "Garrett Langford".

Garrett Langford, Principal Planner

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX BUILDING
4004 MAIN STREET, AT 6:15 P.M., JUNE 28, 2016**

WORK SESSION

PRESENT: Chairman Michael Lucas, Commissioners Chris Kilgore, James Moseley, Lisa Estevez, Alternates Stephen Ritchey, Jason Berry

ABSENT: Vice Chairman Jonas Tune, Commissioner Thomas Finney, Alternate Kim Clark

STAFF PRESENT: Director of Development Services Marc Kurbansade, Planner I Katy Goodrich, Development Services Coordinator Lola Isom

i. Call to Order

Chairman Michael Lucas called the Work Session to order at 6:15 p.m.

ii. Discuss items on the regular agenda.

Director of Development Services, Marc Kurbansade, guided the Commission to only discuss items that are published on the agenda.

There was discussion amongst the Commission regarding the possibility of additional re-platting requests, the context of the Item C.1. development and any opposition, the temporary traffic light, and pavement.

iii. Adjourn

Chairman Lucas adjourned the Work Session at 6:27 p.m.

REGULAR MEETING

A. CALL TO ORDER

Chairman Lucas called the meeting to order at 6:31 p.m.

1. Update Report from Staff.

Mr. Kurbansade provided updates regarding City Council meetings and stated that a lot of development will be coming to Rowlett in the near future.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX BUILDING
4004 MAIN STREET, AT 6:15 P.M., JUNE 28, 2016**

There was discussion amongst the Commission regarding the Bayside Development, Planning and Zoning Commission case updates after going to City Council, and takeaways from the joint meeting with City Council.

B. CONSENT AGENDA

- 1. Consider action to approve the minutes of the Joint Meeting of City Council and the Planning and Zoning Commission and the minutes of the Regular Meeting of Planning and Zoning Commission on June 14, 2016.**

Commissioner Lisa Estevez made a motion to approve both documents. Commissioner James Moseley seconded the motion. The motion passed with a 6-0 vote.

C. ITEMS FOR INDIVIDUAL CONSIDERATION

- 1. Conduct a public hearing and take action on a replat of 7402 and 7406 Lagoon Drive further described as being Lots 1 and 2, Block G of the Peninsula 4 Phase C Addition, City of Rowlett, Dallas County, Texas.**

Mr. Kurbansade summarized the request.

There was a brief discussion amongst the Board regarding the public hearing notification in opposition of the request.

Chairman Michael Lucas opened the public hearing.

No speakers came forward.

Chairman Michael Lucas closed the public hearing.

There was discussion amongst the Commission regarding their support of the request.

Commissioner Chris Kilgore made a motion to approve the item. Commissioner Lisa Estevez seconded the motion. The motion passed with a 6-0 vote.

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
OF THE CITY OF ROWLETT, TEXAS, HELD IN THE ANNEX BUILDING
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D. ADJOURNMENT

Chairman Lucas adjourned the meeting at 6:44 p.m.

Chairman

Secretary



City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 07/12/2016

AGENDA ITEM: B2

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat for the Manors on Miller, located North of Miller road and West of Dorchester further described as 8.437 +/- acres of land located in the S.A. & M.G. RR Survey, Abstract No.1407, City of Rowlett, Dallas County, Texas (Case Number PP132-2016).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in its entirety. This preliminary plat involves creating 39 single family lots (Attachment 1 – Preliminary Plat).

BACKGROUND INFORMATION

The subject property consist of 8.437 acres and is located North of Miller road and West of Dorchester Drive (Attachment 2 – Location Map). The subject property was rezoned from Single Family 40 (SF-40) to Planned Development 023-16 on June 7, 2016, to allow a 39 lot single family subdivision with a minimum lot size 5,750 square feet. Following zoning, the preliminary plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (Landscape Plan and Tree Survey and Preservation Plan), Civil Engineering Plans, a Final Plat, and Building Plans prior to receiving a building permit. The Tree Survey and Preservation Plan will be brought before the Commission for consideration, as well as the Final Plat.

DISCUSSION

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the preliminary plat for compliance with the Rowlett Development Code and Planned Development 022-16. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map

ATTACHMENT 1

Mets & Bounds Description

SITUATED in the State of Texas, County of Dallas, and City of Rowlett, being part of the S.A. & M.G. RR Co Survey, Abstract No. 1047, being a lot of a called 0.627 acre tract (Tract B) and the remainder of a called 6.823 acre tract (Tract A) as recorded in Volume 93251, Page 569 of the Deed Records of Dallas County, Texas (DRDCT), the remainder of a called 0.627 acre tract (hereinafter referred to as the "Yarnes Tract") as recorded in Volume 76008, Page 1655, DRDCT, the remainder of a called 0.627 acre tract (hereinafter referred to as the "Coyle Tract") as recorded in Volume 2004088, Page 13749, DRDCT, and the remainder of a called 0.627 acre tract (hereinafter referred to as the "Buttram Tract") as recorded in Volume 76008, Page 1651, DRDCT with said premises being more particularly described as follows:

BEGINNING at a Glas capped iron rod set marking the northwest corner of said 6.823 acre tract, the northwest corner of said premises, the northeast corner of the remainder of a called 2 acre tract as recorded in Volume 98137, Page 4815, DRDCT, the southeast corner of a called 18.3781 acre tract as recorded in Volume 2002444, Page 6171, DRDCT, the most westerly southwest corner of Ridgecrest Addition No. 2, an addition to the City of Rowlett as recorded in Volume 84138, Page 3563 of the Map Records of Dallas County, Texas (MRDCT), and being the southwest corner of a 15' alley;

THENCE with the north line of said 6.823 acre tract, the north line of said premises, the south line of said 15' alley, and a south line of said Ridgecrest Addition No. 2, North 89°17'28" East, 587.14 feet to an "X" set marking the northeast corner of said premises, the southeast corner of said Ridgecrest Addition No. 2, an interior corner of Ridgecrest Addition No. 1, an addition to the City of Rowlett as recorded in Volume 84083, Page 4851, MRDCT, and being an interior all-corner of a 15' alley;

THENCE with the east line of said premises, the west line of said Ridgecrest Addition No. 1, and partway with the west line of said 15' alley as follows:

South 00°08'26" East, 504.09 feet to a 1/2-inch iron rod found;
South 23°19'18" East, 34.79 feet to a Glas capped iron rod set;
South 00°04'10" West, passing a 1/2-inch iron rod found at 106.56 feet and continuing for a total distance of 126.88 feet to a Glas capped iron rod set in the north right-of-way line of Miller Road (Variable Width Right-of-Way) marking the southeast corner of said premises, the northeast corner of a called 1,317 square foot tract as recorded under Document No. 200503632017, DRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with the north right-of-way line of Miller Road, the south line of said premises, partway with the north line of said 1,317 square foot tract, partway with the north line of a called 570 square foot tract as recorded under Document No. 200503632020, DRDCT, partway with the north line of a called 1,281 square foot tract as recorded under Document No. 200503629708, DRDCT, and partway with the north line of a called 1,281 square foot tract (hereinafter referred to as "ROW Tract 2") as recorded under Document No. 200503632018, DRDCT as follows:

Southwesterly along said curve through a central angle of 00°17'37" for an arc distance of 22.80 feet and having a radius of 4,450.00 feet (chord = South 89°01'05" West, 22.80 feet) to a Glas capped iron rod set marking the end of said curve;
South 89°09'54" West, 446.78 feet to a C&G capped iron rod found marking the southwest corner of said premises, the northwest corner of said ROW Tract 2, the southeast corner of a called 0.60 acre tract as recorded under Document No. 201500243819, DRDCT, and being in the west line of said Buttram Tract;

THENCE with the west line of said Buttram Tract, a west line of said premises, and the east line of said 0.60 acre tract, North 00°09'29" East, 191.15 feet to a 1/2-inch iron rod found marking the northwest corner of said Buttram Tract, an interior all-corner of said premises, the northeast corner of said 0.60 acre tract, and being in the south line of said 6.823 acre tract;

THENCE with the south line of said 6.823 acre tract and a south line of said premises, South 89°22'28" West, 135.83 feet to a 1/2-inch iron rod found marking the southwest corner of said 6.823 acre tract, the southwest corner of said premises, and being in the east line of the aforementioned remainder of a called 2 acre tract;

THENCE with the west line of said 6.823 acre tract, the west line of said premises, and the east line of said remainder of a called 2 acre tract, North 00°21'05" East, 472.91 feet to the point of beginning and containing 6.437 acres of land.

MANORS ON MILLER

Block A	Block A	Block B	
Lot	SF	Lot	SF
1	5916	17	5798
2	6016	18	5808
3	5811	19	10779
4	5754	20	7530
5	5750	21	5794
6	5750	22	5807
7	5750	23	5807
8	5750	24	5807
9	5750	25	5830
10	6064	26	8259
11	10953	27	6683
12	8172	28	5750
13	5794	29	5750
14	5750		1*
15	5750		2*
16	5750		3*

* Indicates open space lot

NOTES:

B.L. - Building Line
IRF - Iron Rod Found
IRS - Iron Rod Set
♦ - Street Name Change

All open space areas shall be maintained by HOA.

No Floodplain exists on site.

PRELIMINARY PLAT
OF

MANORS ON MILLER LOTS 1-31 BLOCK A LOTS 1-10 BLOCK B LOT 1 BLOCK C SITUATED IN THE

S.A. & M.G. RR SURVEY ABSTRACT NO. 1407

IN THE
CITY OF ROWLETT
DALLAS COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

APPLICANT
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225

OWNERS
1) REBECCA COYLE BUTTRAM
16954 US HIGHWAY 82 W
AVERY, TEXAS 75554-7222

2) MATTHEW H COYLE
114 S MAIN ST
PARIS, TEXAS 75460-5822

3) NANCY A YARNES SURVIVORS TRUST
3516 LEATHERTOP DR
PLANO, TEXAS 75075-1546

4) WILLIAM HUNTER COYLE JR & SUSAN KIRBY
5217 MILLER RD
ROWLETT, TEXAS 75086-1200

ZONED: SF-5

PRELIMINARY PLAT - FOR INSPECTION ONLY

Preliminary Plat - For Inspection Purposes Only

Chairman, City of Rowlett
Planning and Zoning Commission

Date

Director of Development Services

Date

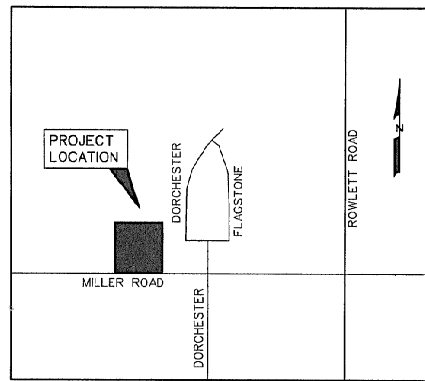
STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7014229.12	2556768.27

0 25 50 100
SCALE: 1" = 50'

STATE PLANE COORDINATES NORTH CENTRAL TEXAS ZONE 5351, DATUM NAD83	
Y	X
7014229.12	2556768.27

POINT OF BEGINNING

NELL MOSS TRUSTEE
2.00 ACRE TRACT
DEED 1491500101300

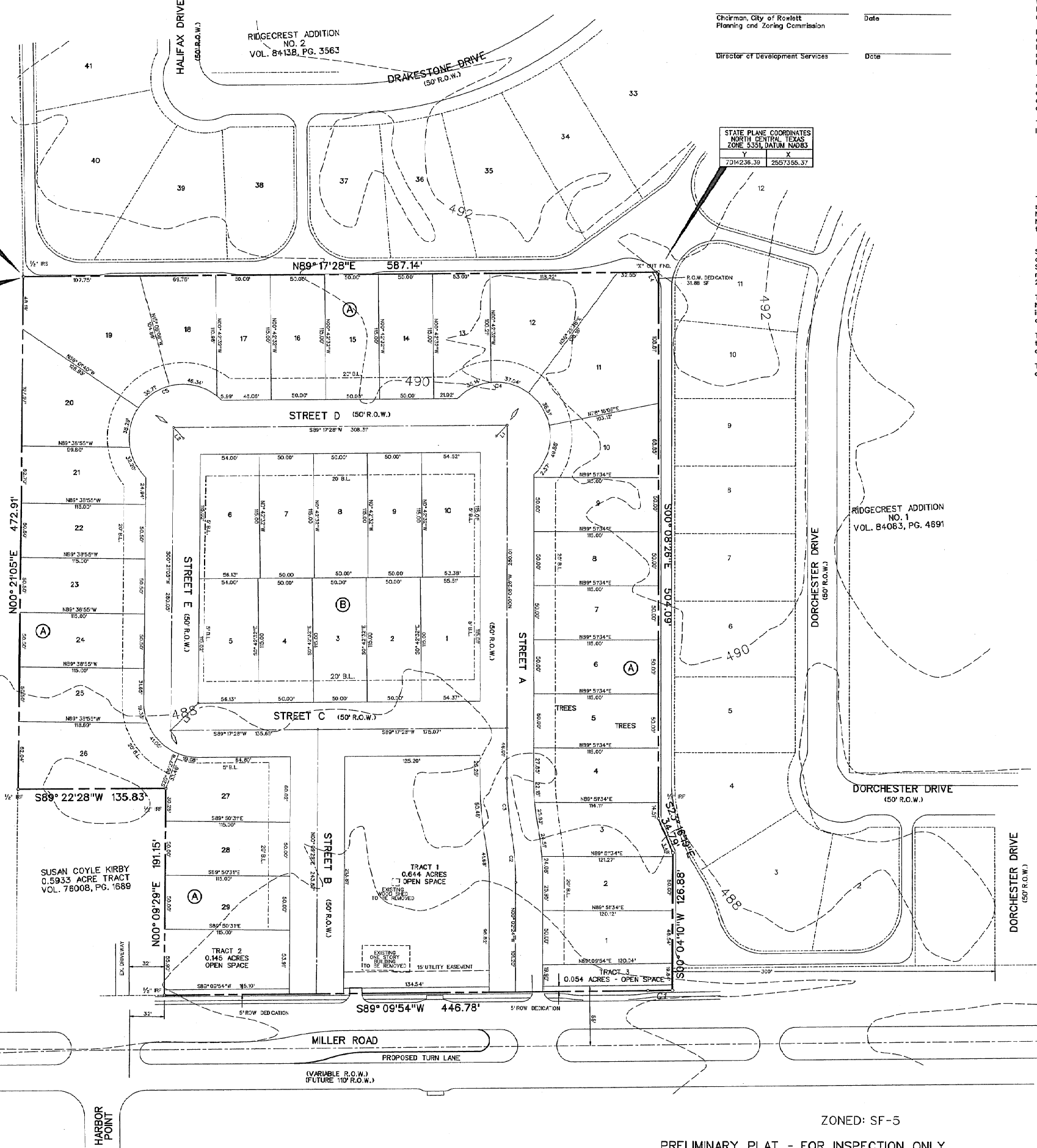


LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 44°34'31" W	14.21'
2.	S 42°06'35" E	13.33'
3.	N 44°49'17" E	35.68'
4.	N 24°25'18" W	13.01'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00°17'37"	4450.00'	22.80'	11.40'	22.80'	S89°01'05"W
2.	10°07'23"	250.00'	44.17'	22.14'	44.11'	N05°06'06"W
3.	10°01'21"	300.00'	52.48'	26.31'	52.41'	N05°09'07"W
4.	178°11'08"	50.00'	158.58'	99.93'	145°25'29"W	
5.	178°19'51"	50.00'	158.54'	99.99'	144°01'47"E	
6.	91°03'37"	50.00'	79.47'	50.93'	71.35'	S45°10'43"E



SUSAN COYLE KIRBY
0.5933 ACRE TRACT
VOL. 76008, PG. 1689

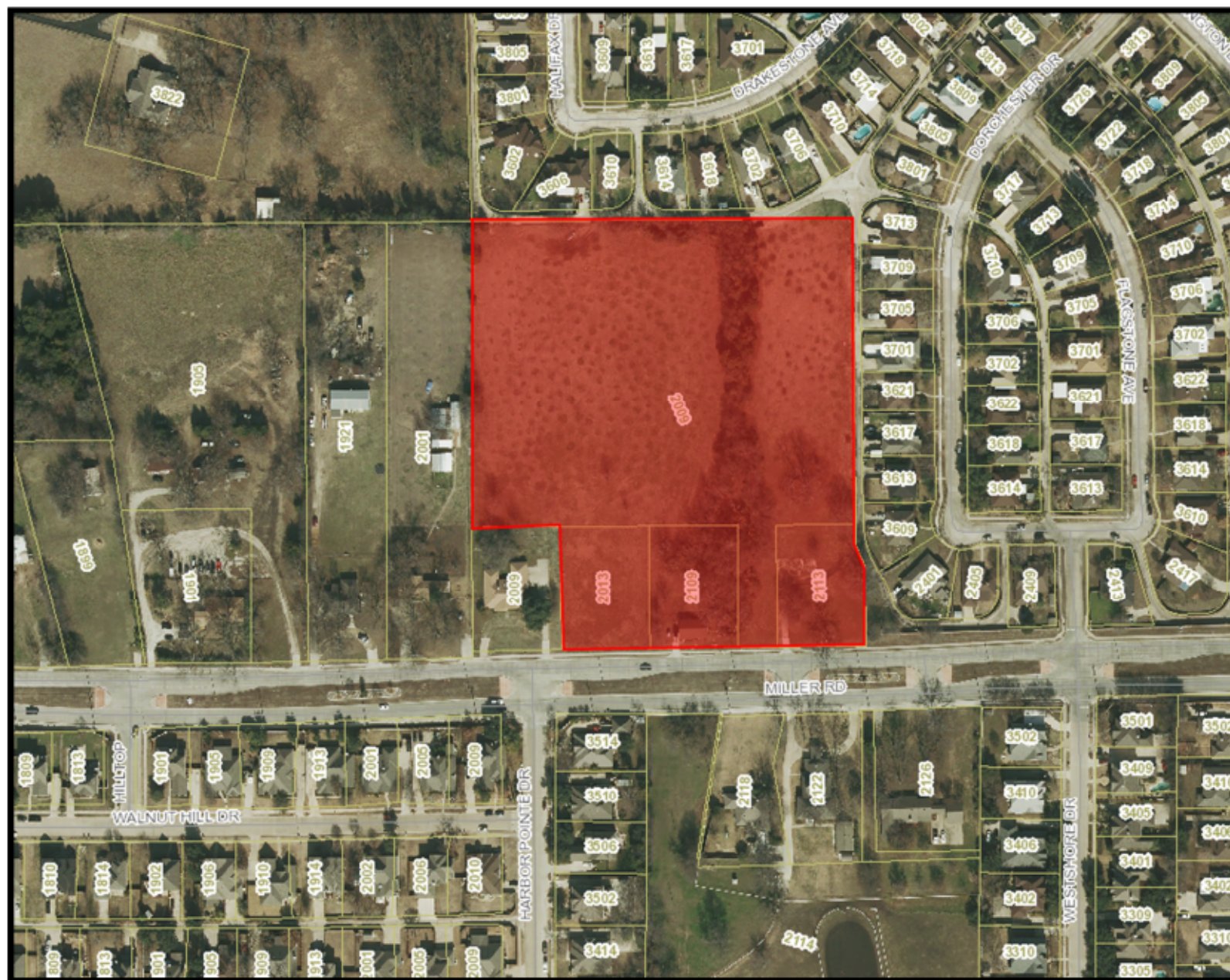
TRACT 1
0.644 ACRES
OPEN SPACE

TRACT 2
0.145 ACRES
OPEN SPACE

TRACT 3
0.054 ACRES - OPEN SPACE

RIDGECREST ADDITION
NO. 1
VOL. 84083, PG. 4691

RIDGECREST ADDITION
NO. 2
VOL. 84138, PG. 3563





City of Rowlett

Staff Report

Planning & Zoning Commission

4000 Main Street
P.O. Box 99
Rowlett, TX 75080-0099
www.rowlett.com

AGENDA DATE: 07/12/2016

AGENDA ITEM: B3

AGENDA LOCATION:

Consent Agenda

TITLE

Consider and take action on a Preliminary Plat for the Emerald Spring Estates, located SEQ Miller Road & President George Bush Highway further described as a 3.639 +/- acres of land located in the O.V. Ledbetter Survey, Abstract No.790, City of Rowlett, Dallas County, Texas (Case Number PP122-2016).

STAFF REPRESENTATIVE

Garrett Langford, AICP, Principal Planner

SUMMARY

The preliminary plat is one of the first steps in the development process and provides an overview of the utility and lot layout for the site in its entirety. This preliminary plat involves creating one lot (Attachment 1 – Preliminary Plat) for a future memory care facility.

BACKGROUND INFORMATION

The subject property is located along the south side of Miller Road 295 +/- feet east of President George Bush Tollway (Attachment 1 – Location Map). The subject property was rezoned from General Commercial (C-2) to Planned Development #026-16 on July 5, 2016, to allow an assisted living/memory care facility. Following zoning, the preliminary plat is the first step in the development process. Subsequently, the applicant will be required to obtain approval of the development plans (site, landscape, tree survey and façade plans), civil engineering plans, a final plat, and building plans prior to receiving a building permit. The Final Plat will be brought before the Commission for consideration and approval.

DISCUSSION

Section 77-806.C.2(d)(1) of the Rowlett Development Code (RDC) states,

“Approval of a preliminary plat shall be deemed an expression of approval of the layouts submitted on the preliminary plat as a guide for the future installation of streets, water, sewer, and other required improvements and utilities and as a guide to the preparation of the final plat. Except as provided for in this section, approval of the preliminary plat shall constitute conditional approval of the final plat when all conditions of approval noted as provided in this section have been met.”

It is important to note that Section 77-806.C.2(d)(2) of the RDC additionally states,

“No construction work shall begin on the proposed improvements in the proposed subdivision prior to approval of the final plat by the planning and zoning commission and the construction plans by the director of public works and/or director of utilities. The subdivider, at its sole and exclusive risk, may undertake certain ground excavations for grading and drainage purposes, install underground utilities, and install drainage, if the proper permits and approvals for such works are issued by the director of public works.”

Section 77-806.C.6 of the RDC further states,

“The Planning and Zoning Commission may approve a preliminary or final plat only if it finds that the plat:

- (a) Conforms to Chapter 77-600, Subdivision and land development, and any regulations adopted pursuant to that chapter;
- (b) Promotes the public health, safety and welfare;
- (c) Provides for the proper arrangement of streets in relation to existing or proposed streets;
- (d) Provides for the efficient movement of vehicular and pedestrian traffic;
- (e) Ensures adequate and properly placed utilities;
- (f) Provides access for firefighting apparatus as determined by the fire marshal;
- (g) Provides light and air and avoids congestion;
- (h) Facilitates the orderly and efficient layout and use of the land; and
- (i) Furthers the goals and policies of the comprehensive plan and the city council.”

City Staff from the Planning and Engineering Divisions as well as the Fire Marshal's Office have reviewed the preliminary plat for compliance with the Rowlett Development Code and Planned Development 026-16. Based on the fact that this request meets the requirements set forth in the Rowlett Development Code, Staff recommends approval of this request.

FISCAL IMPACT/BUDGET IMPLICATIONS

N/A

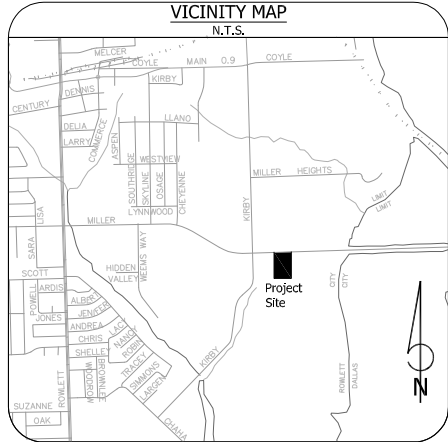
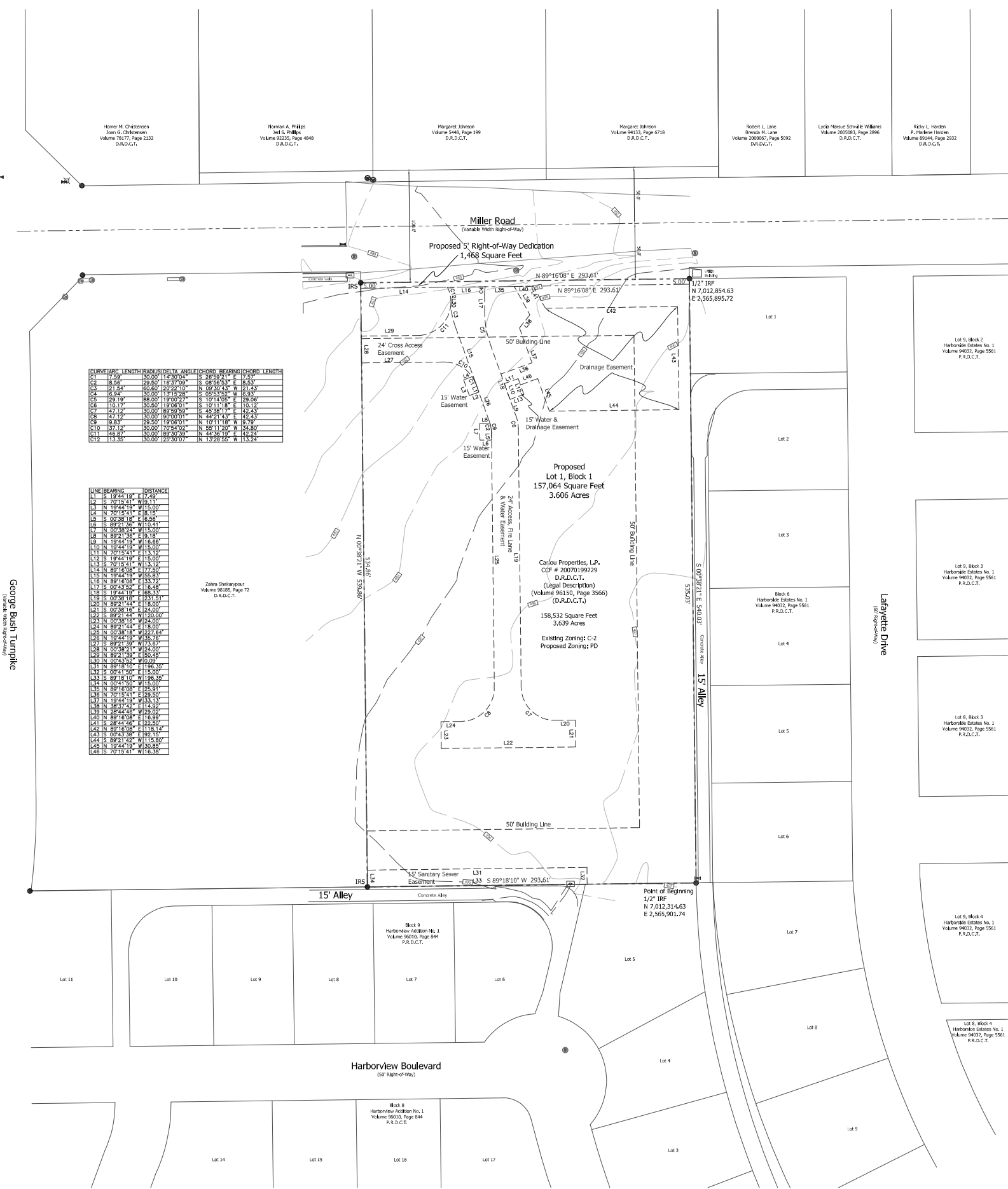
RECOMMENDED ACTION

Staff recommends approval.

ATTACHMENTS

Attachment 1 – Proposed Preliminary Plat

Attachment 2 – Location Map



Flood Statement

According to Community Panel Number 48113C0245K, dated July 7, 2014, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

Preliminary Plat - For Inspection Purposes Only.
Approved for Preparation of Final Plat

Chairman, City of Rowlett,
Planning and Zoning Commission

Director of Development Services

LEGAL DESCRIPTION

BEING situated in the O.V. Ledbetter Survey, Abstract Number 790, Dallas County, Texas and being a portion of that certain tract of land described by deed to Carlou Properties, LP recorded in County Clerk's File Number 20070199229, Deed Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the southeast corner of said Carlou tract, said iron rod also being the northeast corner of Harborview Addition No. 1, an addition to the City of Rowlett recorded in Volume 96010, Page 844, Plat Records, Dallas County, Texas and being in the west line of Harborside Estates No. 1, an addition to the City of Rowlett recorded in 94032, Page 5561, Plat Records, Dallas County, Texas;

THENCE South 89 degrees 18 minutes 10 seconds West, 293.61 feet along the south line of said Carlou tract and the north line of said Harborview Addition to a 5/8 inch iron rod with cap stamped "REALSEARCH" set at the southwest corner of said Carlou tract, said iron rod also being the southeast corner of that certain tract of land described by deed to Zahra Shekarypour recorded in Volume 98185, Page 72, Deed Records, Dallas County, Texas;

THENCE North 00 degrees 38 minutes 21 seconds West, 539.86 feet along the west line of said Carlou tract and the east line of said Shekarypour tract to a 5/8 inch iron rod with cap stamped "REALSEARCH" set;

THENCE North 89 degrees 16 minutes 08 seconds East, 293.61 feet to a 1/2 inch iron rod found in the east line of said Carlou tract, said iron rod being the northwest corner of said Harborside Addition;

THENCE South 00 degrees 38 minutes 21 seconds East, 540.03 feet along the east line of said Carlou tract and the west line of said Harborside Addition to the POINT OF BEGINNING and containing 158,532 square feet or 3.639 acres of land, more or less.

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor Number 5696, State of Texas, do hereby certify that this sketch was prepared from the public records, and from an actual and accurate survey of the property performed on the ground under my direction and supervision on April 08, 2016. The visible improvements are as shown hereon. Except as shown hereon, there are no apparent encroachments onto the property or apparent protrusions therefrom. This sketch and the survey on which it is based embrace the same property described in Fidelity National Title Insurance Company's Commitment for Title Insurance GF No. LT-19155-1901551600100-CF, Effective Date: March 20, 2016, Issued: March 30, 2016. I did not abstract the title to this property, nor did I search the public records for easements, adverse claims, or other encumbrances that might affect this property.

Executed this the 11th day of April, in the year of our Lord 2016.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696



Notes

- Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.
- IRF = Iron Rod Found.
- IRS = 5/8 Inch Iron Rod With Cap Stamped "REALSEARCH" Set.
- D.R.D.C.T. = Deed Records, Dallas County, Texas.
- P.R.D.C.T. = Plat Records, Dallas County, Texas.

EMERALD SPRINGS ESTATES
PRELIMINARY PLAT
LOT 1, BLOCK 1
situated in the O.V. Ledbetter Survey, Abstract
Number 790, Dallas County, Texas

Project Number: 160036 Date: May 13, 2016
Revised Date: June 23, 2016
Revision Notes: Revised easements.
Sheet 1 of 1

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Cooley, Texas 76044
Ph. 817-337-2555, jdeal@realsearch.org, www.realsearch.org
"Thou shall not remove thy neighbor's landmark" Deut. 19:14
© copyright 2016, Realsearch of Texas, LLC Firm Registration # 01158200

Developer:
Emerald Springs Estates
Residential Senior Care, LLC
3131 McKinney Avenue
Suite 600
Dallas, Texas 75204
Contact: David Krukel

Owner:
Carlou Properties, LP
671 East Muirfield Road
Garland, Texas 75044
Ph. 972-814-1778
Contact: Charles Coats

Engineer:
HPCivil Engineering
5339 Alpha Road
Suite 300
Dallas, Texas 75240
Ph. 972-701-9636
Contact: Brian Bridgewater

